



**Public Parking
Lot 25 and Lot 44
Development
Listening Session**

August 19, 2020

Lot 25 and 44 Listening Session

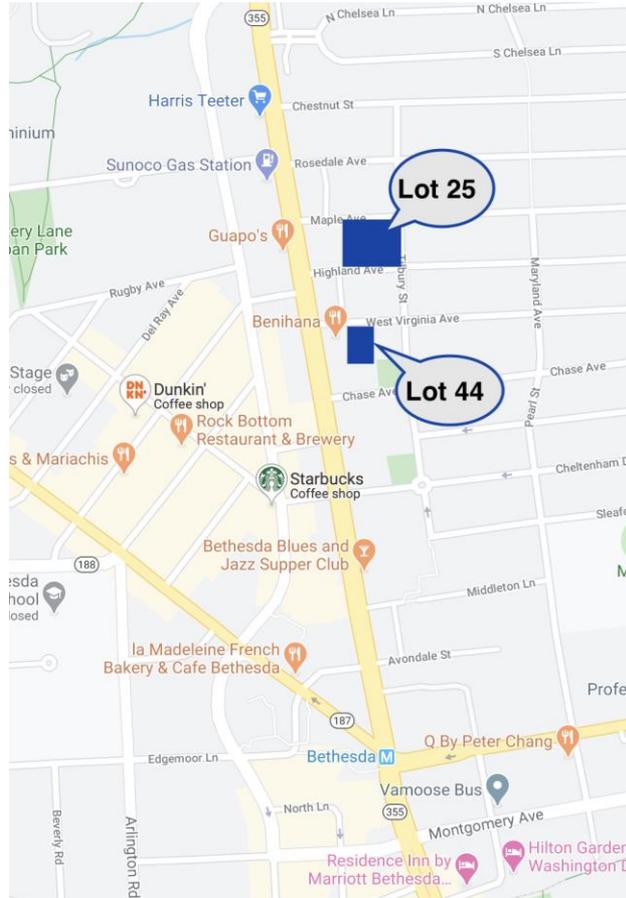
Agenda

- Developer Interest-RFP Process
- Zoning
- Bethesda Downtown Plan
 - Urban Parks
- Bethesda Parking Demand Study

Lot 25 and 44 Listening Session

Location

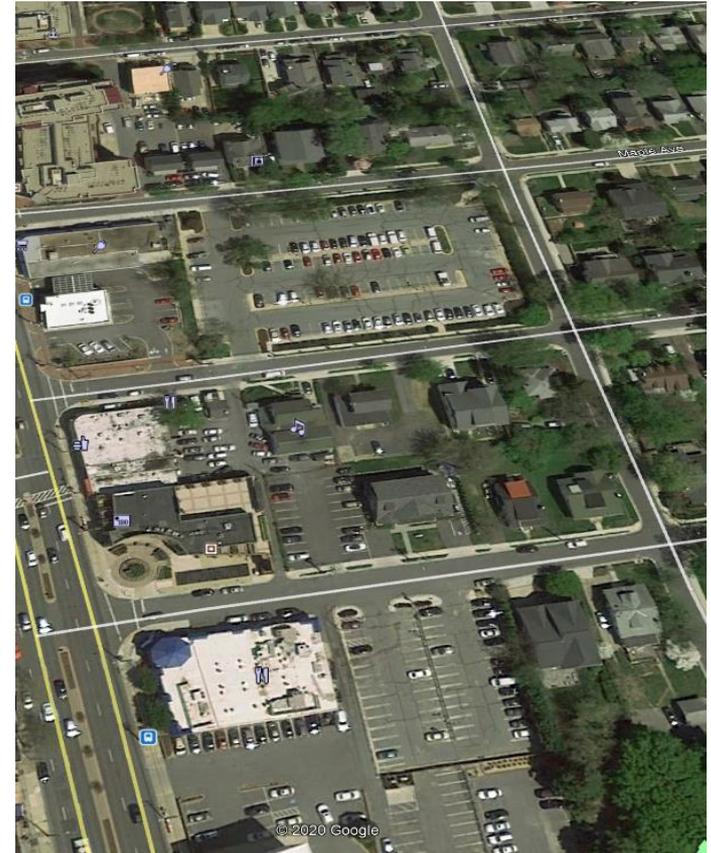
- Lot 25 = 129 spaces
- Lot 44 = 54 spaces



Lot 25 and 44 Listening Session

Request for Development Proposal Process

- Received interest from multiple developers.
- RFP Process
 - Expected release date
 - Summer/fall 2020
 - Length of Process
 - 3 month from release to submission
 - 3 month review of proposals
 - Submission Requirements
 - Fair Market Value of Land
 - Consistent with the Approved Bethesda Sector Plan, including Eastern Greenway
 - Replacement of Public Parking and providing adequate private parking for development
 - » Lot 25 = 129 spaces
 - » Lot 44 = 53 spaces
 - » Total = 182 spaces
 - » (ask for up to 200 spaces)
 - Disposition of Real Property
 - County Code 11B.45.01
 - 6 months



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Zoning-Lot 25

- Split Zoning
- Parcel 1- Commercial Residential Town (CRT)
 - Floor Area Ratio = 0.5 CRT
 - Commercial = 0.25
 - Residential = 0.50
 - Maximum Building Height= 70 Feet
 - Property Size = 36,000 sq. ft.
- Parcel 2- Commercial Residential (CR)
 - Floor Area Ratio = 3.0 CR
 - Commercial = 2.0
 - Residential = 2.75
 - Maximum Building Height= 70 Feet
 - Property Size = 24,000 sq. ft.



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Zoning-Lot 44

- Commercial Residential (CR)
 - Floor Area Ratio = 3.0 CR
 - Commercial = 2.0
 - Residential = 2.75
 - Maximum Building Height= 70 Feet
 - Property Size = 17,500 sq. ft.

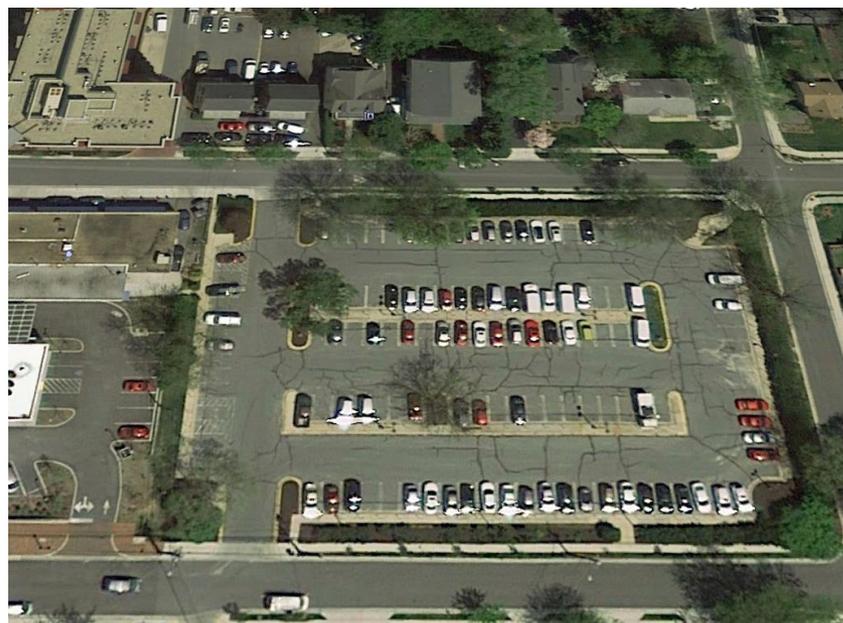


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Bethesda Parking Demand

Lots 25 & 44

- Combined capacity of 183 spaces
 - FY20 peak utilization: 54%
 - Saturday peak utilization: 74%
 - Vehicles per day: 280 to 380
- Future Development Scenarios
 - Pipeline Projects – Approx. 6.3 million SF
 - PLD would experience mild parking shortage even with incremental increase in modal split
 - Full Build-Out – Additional approx. 2.7 million SF
 - PLD would experience significant parking shortage even if 55% modal split is attained
 - Bethesda PLD will be strongly dependent on privately-owned parking facilities to support pipeline projects and a full-build out scenario

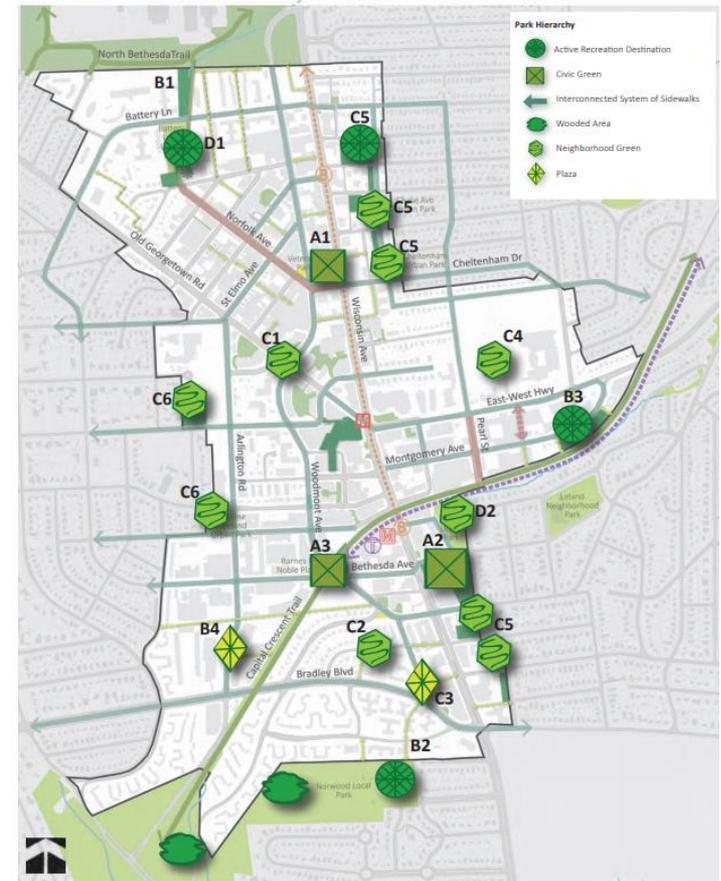


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Bethesda Downtown Plan

- Eastern Greenway
- Lot 25
 - Active Recreation Destination
 - Definition-
 - Active recreation destinations located within or near the plan area, including courts, playgrounds, and lawn areas large enough for pick up soccer, festivals or events, etc.
- Lot 44
 - Neighborhood Green
 - Definition-
 - These parks will provide small-scale neighborhood recreational opportunities and act as green buffers for the community on the eastern side of the Bethesda Downtown Sector Plan boundary.
- "The parking needs of neighborhood businesses that rely on these lots should be addressed and parking replaced where necessary".

Figure 2.22: Urban Parks Hierarchy



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Questions & Comments?